

**2161 – 2165 Lake Shore Boulevard West - Official Plan
and Zoning By-law Amendment Application -
Preliminary Report**

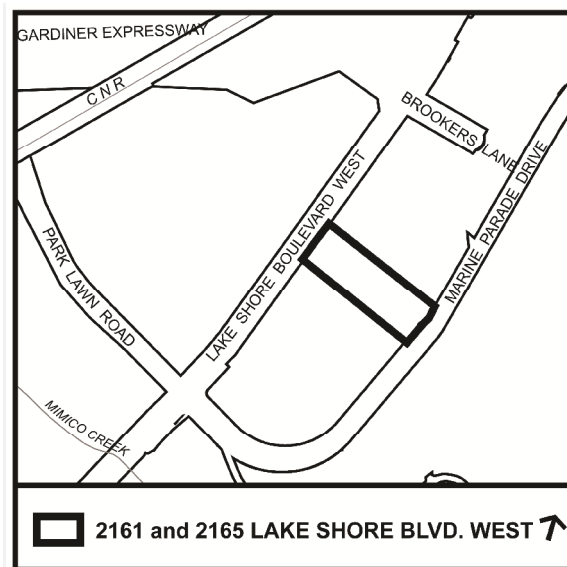
Date:	February 3, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	13 247990 WET 06 OZ

SUMMARY

The application at 2161 and 2165 Lake Shore Boulevard West proposes a mixed use development consisting of two residential towers of 49 and 14 storeys and a 4 storey commercial building fronting Lake Shore Boulevard West. The proposal would have a total of 660 residential units, 2,523 m² of commercial space and 1,445 m² of retail space. A total of 635 residential parking spaces and 103 visitor/commercial parking spaces would be provided in 5 levels of underground parking. The proposed development would create two new streets and a private lane in accordance with the Humber Bay Shores Precinct Plan.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act*, to consider these applications, is targeted for the first quarter of 2015, provided all required information is submitted in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2161 and 2165 Lake Shore Boulevard West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The site is located within the Humber Bay Shores Development Area (also known as the Motel Strip). The site is governed by the Motel Strip Secondary Plan and Humber Bay Shores Site Specific Zoning By-law 1994-197. Both governing documents establish land uses and development standards, and the By-law contains Holding Provisions that must be satisfied prior to the lifting of the Holding (H) symbol to allow the underlying land use and zoning to come into effect.

In July 2008, City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. This document recommended new initiatives that are more in keeping with Council-endorsed policies such as the Design Criteria for the Review of Tall Building proposals. Among many directives, these Guidelines address built form relationships of taller buildings to the public realm, local streets and block patterns. This document can be found at:

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13991.pdf>

In June 2009, Council directed staff to undertake a City-initiated Official Plan Amendment to incorporate the changes to the internal road system recommended in the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. Further, a “Precinct Plan” was developed in consultation with the land owners and the City to ensure co-ordinated road networks, streets and blocks, servicing and grading for the area. A Final Report endorsing the Precinct Plan was presented to Etobicoke York Community Council on May 25, 2010 and adopted by City Council on June 8, 2010. This document can be found at:

<http://www.toronto.ca/legdocs/mmis/2010/ey/bgrd/backgroundfile-30012.pdf>

At its meeting of November 27, 2012 City Council directed staff to undertake a Comprehensive Transportation Masterplan for the Park Lawn Road/Lake Shore Boulevard West area, given the announcement by Mondelez Canada that it would close

the Mr. Christie plant in the third quarter of 2013. Public Works and Infrastructure Committee received a report from staff outlining the scope of work and budget for this initiative in September 2013. This study will review, among other things, opportunities to relieve traffic operational issues at the Park Lawn Road/Lake Shore Boulevard West intersection. It is anticipated this study will be initiated in the second quarter of 2014. This document can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PW25.8>

At its meeting of January 15, 2014 Etobicoke York Community Council considered and adopted a staff report recommending the lifting the Holding (H) symbol for six properties in the Humber Bay Shores area including the subject property. The lifting of the Holding (H) symbol will allow the underlying residential permissions to come into effect and development to proceed. This document can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY30.3>

ISSUE BACKGROUND

Proposal

The proposed development would have a 4 storey commercial building, a 49 storey residential tower and a 14 storey residential building with retail at grade resulting in a total of 660 units. The proposal would also create three new roadways: Street "C" a new public north/south street through the centre of the site; Street "B" a new east/west public street; and Private Laneway "E" which would run north/south behind the commercial building (see Attachment 1). The proposed development would be constructed in 2 phases. Phase one would include the 49 storey residential tower and the 4 storey commercial building. Phase two would include the 14 storey residential building.

The 4 storey commercial building would be developed along Lake Shore Boulevard West with a gross floor area of 3,190 m². The retail uses at grade along Lake Shore Boulevard West would animate the street and sidewalk. Loading and parking areas located at grade, to serve the commercial building, would be accessed from Private Laneway "E" at the rear of the building.

The 49 storey residential tower would be located in the centre of the site, separated from the commercial building to the west by Private Laneway "E". The residential tower would have 499 residential units and a 750 m² floor plate. The building would have a total height of 166.5 m, 159 m for the residential building and a 7.5 m mechanical penthouse and would sit on a 4 storey podium. Pedestrian access and drop off and pick up to this building would be from Private Laneway "E".

The 14 storey residential building would be located at the east side of the site adjacent to Marine Parade Drive and would have a total of 161 units and a 5 storey podium base. Approximately 778 m² of commercial space would be located at grade in the podium. Vehicular access to this building would be from new Street "C".

A total of 738 parking spaces are proposed with 635 for residents and 103 spaces for visitor and commercial use in 5 levels of underground parking. Parking levels P1 and P2 would extend under the entire site from Marine Parade Drive to Lake Shore Boulevard West, including under Street "C". Parking levels P3 to P5 would extend from Lake Shore Boulevard West to approximately the middle of Street "C". Vehicular access to the underground garage would be provided from Street "C".

The proposed amenity space would include approximately 2,020 m² of indoor space and approximately 1,110 m² of outdoor space.

Site and Surrounding Area

The site is approximately 1.12 ha in size with frontage of approximately 61 m on both Lake Shore Boulevard West and Marine Parade Drive. The site was previously developed with a motel and restaurant (Casa Mendoza Inn and Restaurant). The site is currently occupied by a sales centre for another development in the Humber Bay Shores area by the same owner. The site has some existing vegetation and slopes towards Lake Ontario.

Surrounding uses are as follows:

North: a mixed use development currently under construction with a 36 storey residential tower along Marine Parade Drive, an 8 storey residential building central to the site and a 5 storey office building along Lake Shore Boulevard West.

South: a proposed mixed use development currently under review consisting of a 41 storey residential building, a 5 storey residential building and a 2 storey commercial building.

East: Marine Parade Drive, Humber Bay Park and Lake Ontario.

West: across Lake Shore Boulevard West are the Mondelez lands known as the Mr. Christie Bakery site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems

and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the property as *Mixed Use Areas* on Map 15- Land Use Plan (see Attachment 6). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in either single use or mixed use buildings. Development in *Mixed Use Areas* will create a balance of high quality residential, commercial and open space uses that will meet the needs of the local community.

The Lake Shore Boulevard West frontage is identified as an *Avenue* on the Urban Structure Map (Map 2) of the Official Plan. *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The site is also subject to the Motel Strip Secondary Plan (Chapter 11), as amended. Secondary Plans establish local development policies to guide growth and change in a defined area with respect to building height, number of units, total permitted GFA, road networks and public realm conditions. The minimum right-of-way width of Internal Road No. 7 (Street "C") is 23 m on Map 11-2 of the Secondary Plan.

The maximum density provided for in the Motel Strip Secondary Plan (*Mixed Use Area "A"*) is 3 times the area of the lot (2.5 times the area of the lot and 165 units per hectare when combined with a residential component). The maximum residential density provided for is 2 times the lot area and 165 units per hectare. There are also density transfers that can be utilized where development sites involve original and qualifying water lots. The subject site was previously a water lot and the density transfer resulted in a maximum development permission of 6 times the area of the lot.

Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan

In July 2008, City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. This document replaced the former Urban Design Guidelines for the Motel Strip, and recommended new initiatives that are more in keeping with the Design Criteria for the Review of Tall Buildings. Among the many directives, the new guidelines address the relationship of taller buildings to the public realm, local streets and block patterns.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Zoning

The site is subject to two zoning categories in the former City of Etobicoke Zoning Code (see Attachment 5). The majority of the site is zoned Mixed Use- Holding (MU-H) and the lands fronting Lake Shore Boulevard West are zoned Limited Commercial- Holding (CL-H). The entire property is subject to a Holding (H) symbol restricting the use of the lands to motel, hotel retail and restaurant uses until the Holding (H) symbol is lifted. Once the Holding (H) symbol is lifted, residential and commercial uses are permitted.

The Holding (H) symbol was placed on the lands within the Motel Strip Secondary Plan to ensure requirements for orderly development, such as servicing and road networks, are provided in a comprehensive manner.

The lands are not subject to the newly enacted City-wide Zoning By-law No. 569-2013, which is currently under appeal to the Ontario Municipal Board as the Humber Bay Shores area is subject to Site Specific Zoning By-law 1994-197.

Site Plan Control

The site is subject to Site Plan Control. An application in this regard has not yet been submitted.

Tree Preservation

A total of 21 trees have been identified as subject to the Private Tree By-law. Staff are reviewing the Arborist Report submitted with this application.

Reasons for the Application

An Official Plan Amendment is required as the Secondary Plan provisions allow for a maximum gross residential density of 2.0 times the lot area. The applicant is proposing a gross residential density of 4.9 times the lot area.

As noted earlier in the report, an application to lift the Holding (H) symbol on the subject lands will be considered by City Council on February 19, 2014. An amendment to the Zoning By-law is required as the proposed number of units, density and building height exceed what is permitted upon the lifting of the Holding (H) symbol. Additional amendments to Site Specific Zoning By-law 1994-197 are also required for reduced parking. Additional areas of non-compliance may be identified through the application review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Sun Shadow Study
- Stage 1 and 2 Archaeological Assessment
- Arborist Report
- Transportation Study
- Geotechnical Study
- Environmental Site Assessment Phase 1 and 2
- Functional Servicing Report
- Pedestrian Wind Study
- Green Standard Checklist

A Notification of Incomplete Application issued on October 22, 2013 identifies the outstanding material required for a complete application submission as follows:

- Planning Rationale

The outstanding material was submitted on December 20, 2013 and a Notification of Complete Application was subsequently issued on January 13, 2014.

Issues to be Resolved

Planning staff have circulated the application, plans and reports to other City divisions and appropriate agencies. Staff will review with the applicant the issues below that have been identified on a preliminary basis:

- Compliance with the Motel Strip Secondary Plan policies, including appropriate density
- Compliance with the Humber Bay Shores Precinct Plan
- Compliance with the Humber Bay Shores Urban Design Guidelines and Public Realm Plan, as they relate to height, massing, sun and shadow
- Compliance with the City's Tall Buildings Guidelines and Mid-Rise Buildings Guidelines
- Evaluation of the location of vehicular site access
- Evaluation of the site layout including new public streets, vehicular circulation, parking and loading areas
- Evaluation of landscape open space
- Identification and securing of suitable community benefits under Section 37 of the *Planning Act*

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning,
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations – North

Attachment 3: Elevations - South

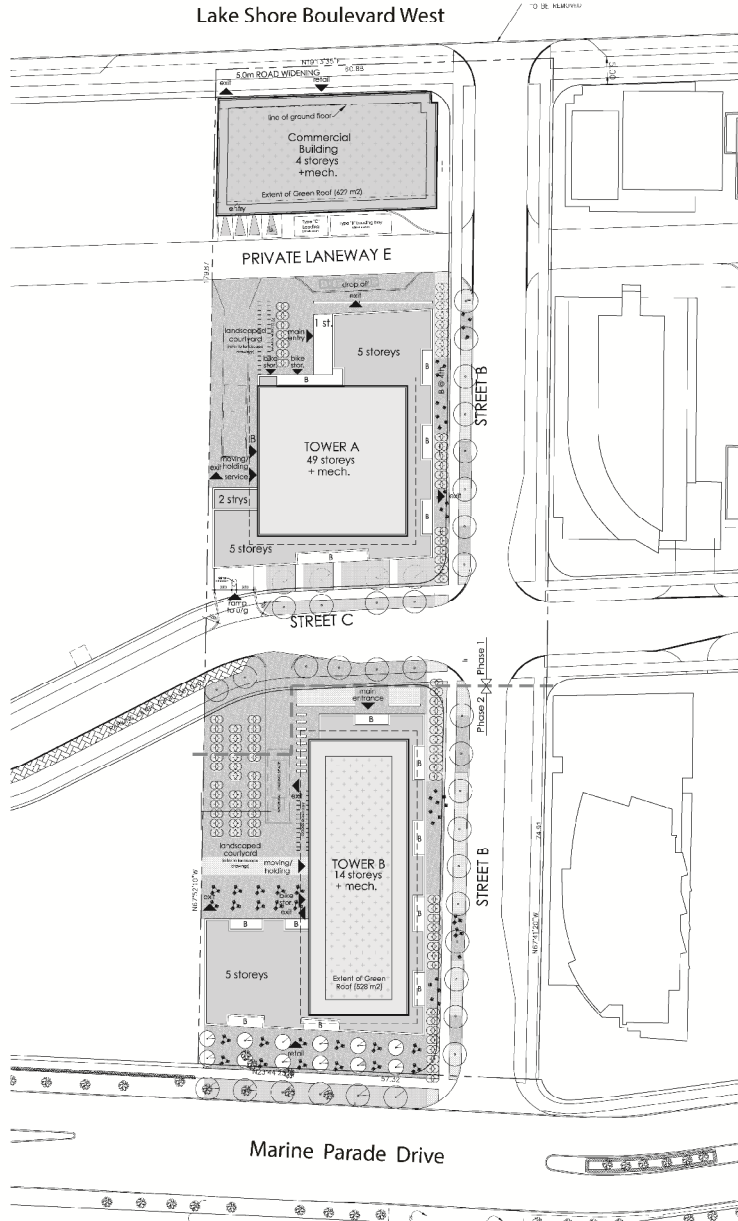
Attachment 4: Elevations – East- Tower and Commercial

Attachment 5: Zoning

Attachment 6: Official Plan

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale

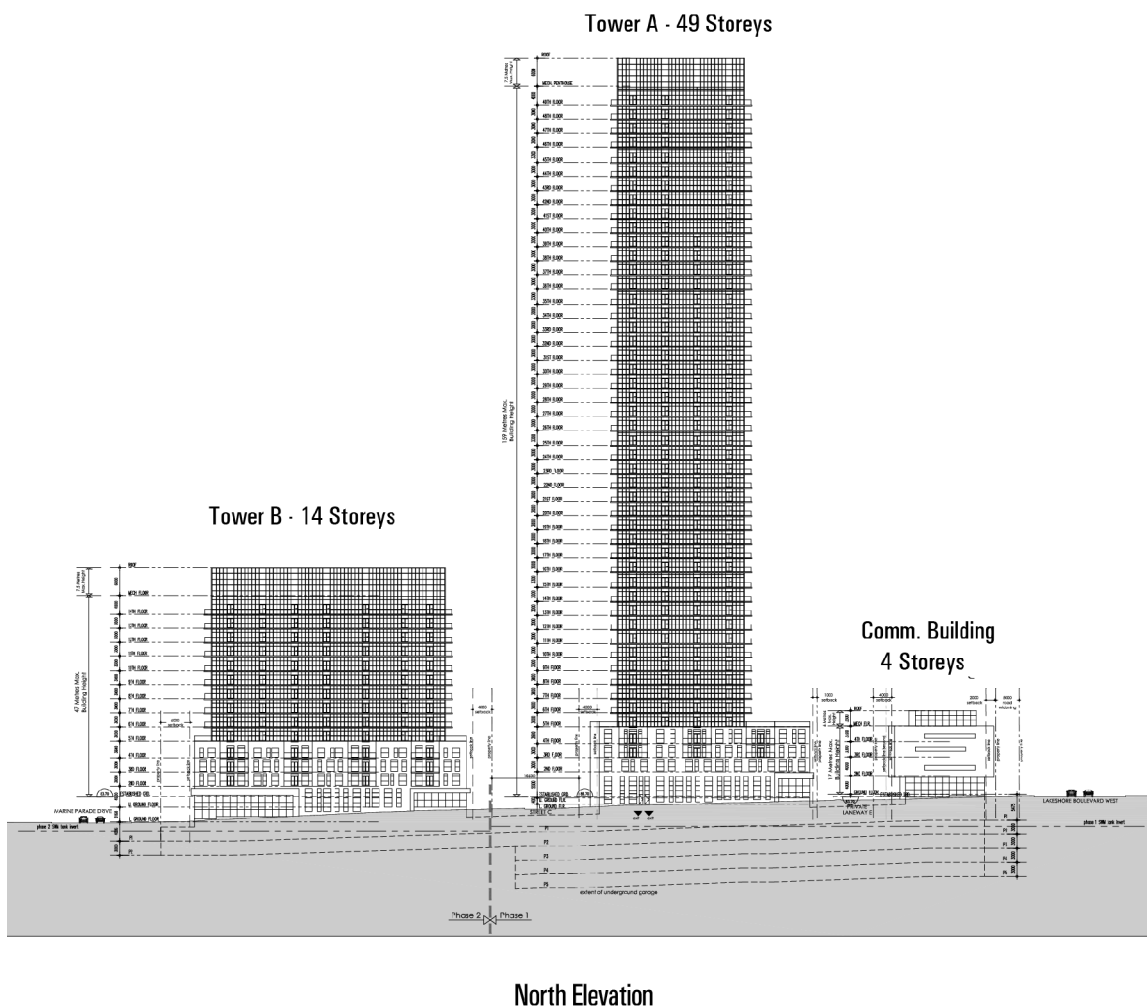
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2161 and 2165 Lake Shore Blvd. West

File #13 247990 WET 06 02

Attachment 2: Elevations - North



Elevations

Applicant's Submitted Drawing

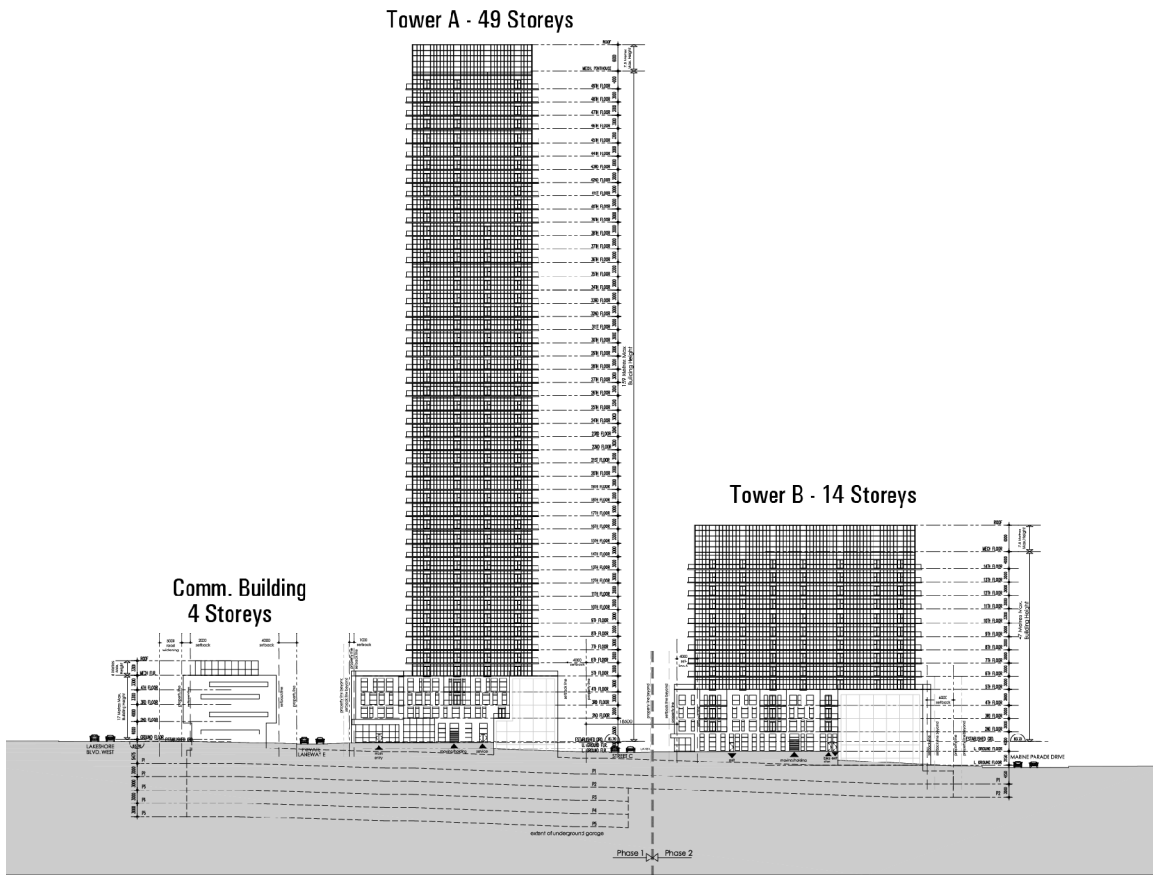
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2161 and 2165 Lake Shore Boulevard West

File #13 247990 WET 06 02

Attachment 3: Elevations - South



Elevations

Applicant's Submitted Drawing

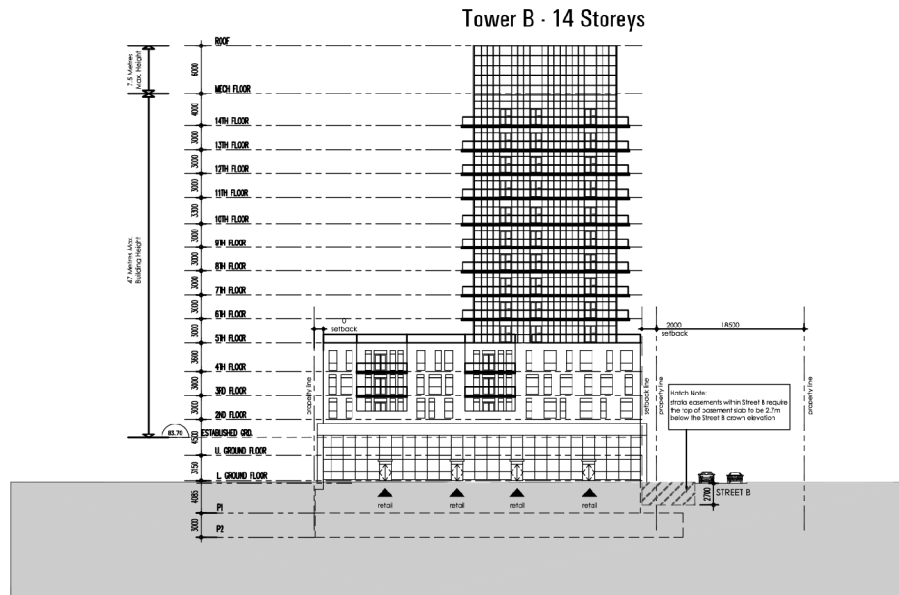
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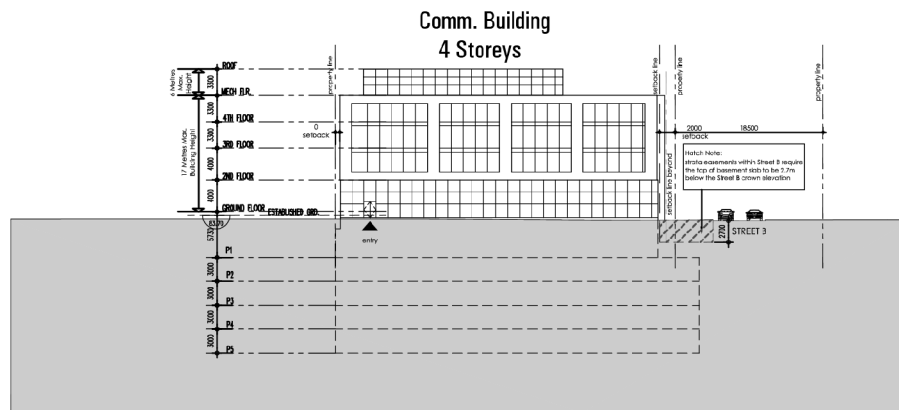
2161 and 2165 Lake Shore Boulevard West

File #13 247990 WET 06 0Z

Attachment 4: Elevations – East - Tower and Commercial



Tower B East Elevation



Commercial Building East Elevation

Elevations

Applicant's Submitted Drawing

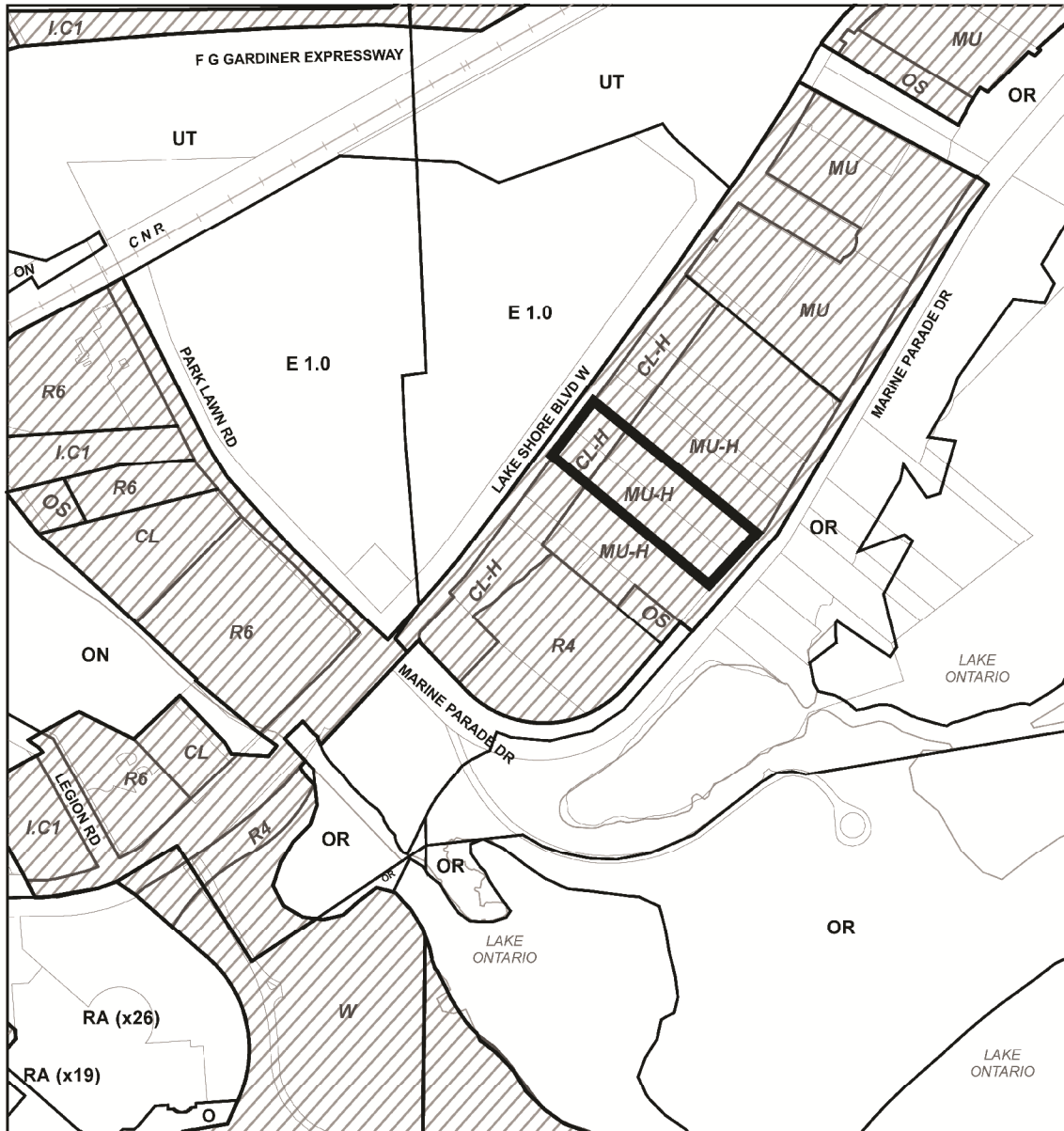
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2161 and 2165 Lake Shore Boulevard West

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Attachment 5: Zoning



TORONTO City Planning
Zoning By-law 569-2013

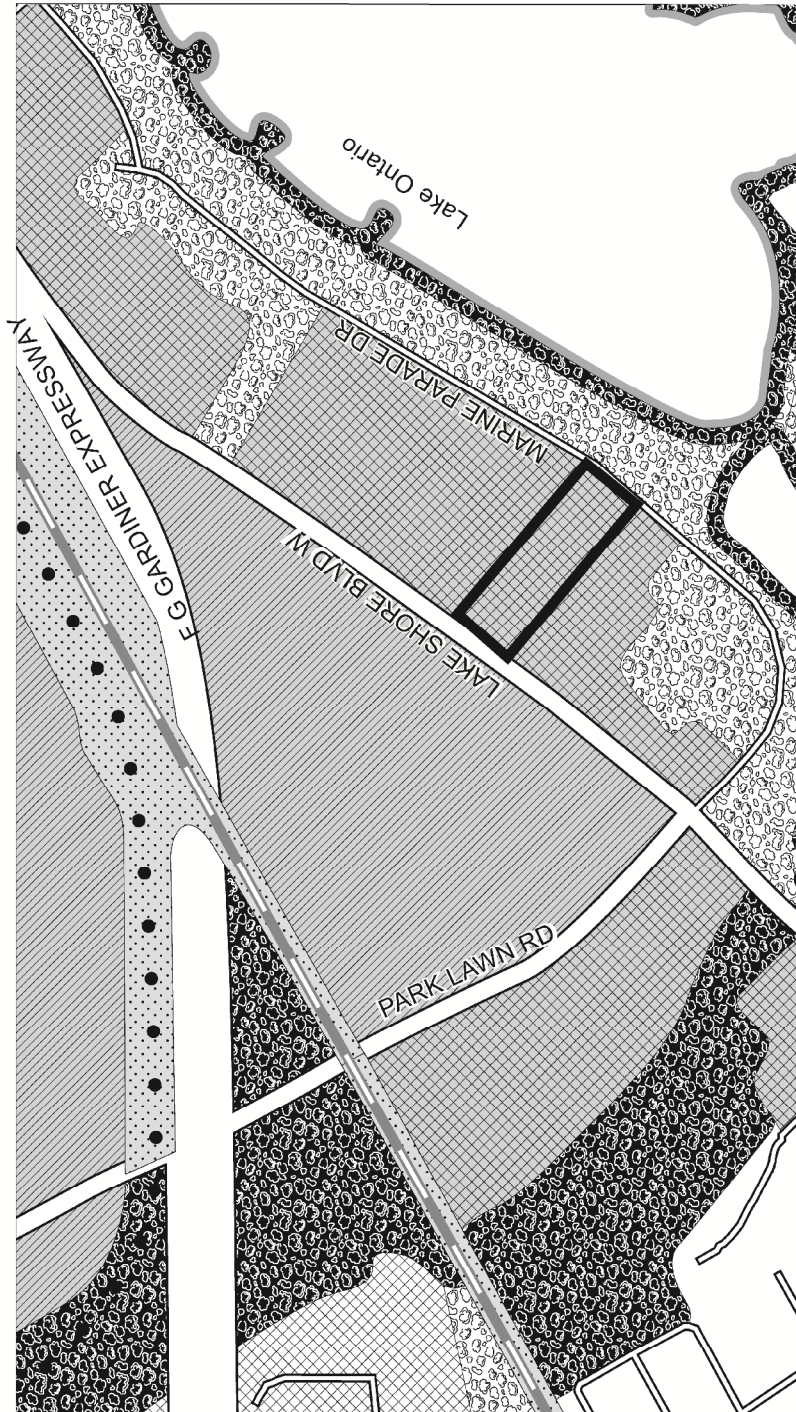
2161 and 2165 Lake Shore Blvd. West
 File # 13 247990 WET 06 02

- Location of Application
- E** Employment Industrial
- UT** Utility and Transportation
- ON** Open Space Natural
- OR** Open Space Recreation

- See Former Zoning Code of the City of Etobicoke V131
- R4** Residential Fourth Density
- R6** Residential Sixth Density
- I.C1** Industrial Class 1
- MU** Mixed Use
- (H)** Hold
- OS** Public Open Space
- CL** Commercial Limited

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Attachment 6: Official Plan



2161 and 2165 Lake Shore Boulevard West

TORONTO City Planning
Official Plan

File # 13 247990 WET 06 0Z

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Note to Scale
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- Site Location
- Neighbourhoods
- Apartment Neighbourhoods
- Employment Areas
- Mixed Use Areas
- Parks & Open Spaces Areas
- Natural Areas
- Parks
- Utility Corridors

Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 247990 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 8, 2013
Municipal Address:	2161 LAKE SHORE BLVD W		
Location Description:	PLAN 1229 LOTS 11 & 12 WATER LOT **GRID W0608		
Project Description:	Proposed amendments to the Official Plan and Etobicoke Zoning Code to permit a two-phase development consisting of: a 49 storey residential tower (Phase 1), a 4-storey commercial building (Phase 1) and a 14-storey residential building with grade-related commercial space (Phase II). Upon completion, the overall project would include a total of 660 residential units, 2 523 m ² of commercial space, 778 m ² of retail space and over 3 000 m ² of indoor and outdoor amenity space.		

Applicant:	Agent:	Architect:	Owner:
MONARCH CORPORATION			WATER VIEW CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By-law 1994-197
Zoning:	MU-H	Historical Status:	
Height Limit (m):	45 m on Lake Shore Boulevard West and 30m on Marine Parade Drive	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	11184	Height:	Storeys:	49
Frontage (m):	0		Metres:	166.5(including mechanical)
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	52170		Parking Spaces:	738
Total Non-Residential GFA (sq. m):	3968		Loading Docks	1
Total GFA (sq. m):	56138			
Lot Coverage Ratio (%):	32			
Floor Space Index:	0.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	52170	0
Bachelor:	59	Retail GFA (sq. m):	3968	0
1 Bedroom:	434	Office GFA (sq. m):	0	0
2 Bedroom:	167	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	660			

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